

Fill in this information to identify your case:

United States Bankruptcy Court for the:

NORTHERN DISTRICT OF GEORGIA

Case number (if known)

23-56237 Chapter 7

FILED IN CLERK'S OFFICE
U.S. BANKRUPTCY COURT
NORTHERN DISTRICT
OF GEORGIA

2023 JUL -3 AM 8:36

VANIA S. ALLEN
CLERK

BY: [Signature] Check if this an
amended filing
DEPUTY CLERK

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name AUBYN INVESTMENT, LLC

2. All other names debtor
used in the last 8 years

Include any assumed
names, trade names and
doing business as names

3. Debtor's federal
Employer Identification
Number (EIN) 47-1154816

4. Debtor's address Principal place of business

7765 Haynes Park Circle
Lithonia, GA 30038

Number, Street, City, State & ZIP Code

DeKalb
County

Mailing address, if different from principal place of
business

5424 Savoy Chase Crossing Drive
Lithonia, GA 30038

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal
place of business

Number, Street, City, State & ZIP Code

5. Debtor's website (URL) _____

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify: _____

Debtor **AUBYN INVESTMENT, LLC**
Name

Case number (if known)

7. Describe debtor's business A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))
☒ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))
☐ Railroad (as defined in 11 U.S.C. § 101(44))
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))
☐ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)
☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?

Check one:

- ☒ Chapter 7
☐ Chapter 9
☐ Chapter 11. Check all that apply:

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, and it chooses to proceed under Subchapter V of Chapter 11. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
☐ A plan is being filed with this petition.
☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11 (Official Form 201A) with this form.
☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

- ☐ No.
☒ Yes.

If more than 2 cases, attach a separate list.

District	Georgia Northern District	When	8/31/15	Case number	15-66636-mgd
District		When		Case number	

Debtor **AUBYN INVESTMENT, LLC**
Name

Case number (if known)

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor? ☐ No ☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor
District

When

Relationship

Case number, if known

11. Why is the case filed in this district?

Check all that apply:

- ☐ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?

☐ No

☐ Yes. Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard?

☐ It needs to be physically secured or protected from the weather.

☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

☐ Other

Where is the property?

Number, Street, City, State & ZIP Code

Is the property insured?

☐ No

☐ Yes. Insurance agency

Contact name

Phone

Statistical and administrative information

13. Debtor's estimation of available funds

Check one:

- ☐ Funds will be available for distribution to unsecured creditors.
☒ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

☒ 1-49

☐ 50-99

☐ 100-199

☐ 200-999

☐ 1,000-5,000

☐ 5001-10,000

☐ 10,001-25,000

☐ 25,001-50,000

☐ 50,001-100,000

☐ More than 100,000

15. Estimated Assets

☒ \$0 - \$50,000

☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☐ \$1,000,001 - \$10 million

☐ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

16. Estimated liabilities

☒ \$0 - \$50,000

☐ \$1,000,001 - \$10 million

☐ \$500,000,001 - \$1 billion

Debtor	AUBYN INVESTMENT, LLC	Case number (if known)	
	Name		
	<input type="checkbox"/> \$50,001 - \$100,000	<input type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
	<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
	<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

Debtor AUBYN INVESTMENT, LLC
Name

Case number (if known) _____

Request for Relief, Declaration, and Signatures

WARNING -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature
of authorized
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on June 30, 2023
MM / DD / YYYY

X Dave Fairclough
Signature of authorized representative of debtor

Dave Fairclough
Printed name

Title Member

18. Signature of attorney

X

Signature of attorney for debtor

Date June 30, 2023
MM / DD / YYYY

[REDACTED]
Printed name

[REDACTED]
Firm name

[REDACTED]
Number, Street, City, State & ZIP Code

Contact phone [REDACTED]

Email address _____

Bar number and State _____

**United States Bankruptcy Court
Northern District of Georgia**

In re AUBYN INVESTMENT, LLC

Debtor(s)

Case No. _____
Chapter

7

VERIFICATION OF CREDITOR MATRIX

I, the Member of the corporation named as the debtor in this case, hereby verify that the attached list of creditors is true and correct to the best of my knowledge.

Date: June 30, 2023



Dave Fairclough/Member
Signer/Title

Clearspring Loan Services
18451 N. Dallas Parkway
Suite 100
Dallas, TX 75287

Posinelli
1201 West Peachtree Street
Suite 1100
Atlanta, GA 30309

Rubin, Lublin, LLC
3740 Davinci Court
Suite 150
Norcross, GA 30092

Toorak Capital Partners LLC

Case Number:23-56237

Name: AubynInv Chapter: 7 Division: Atlanta

Please submit the following original documents to the Court for filing so that the case will proceed timely. **Failure to comply may result in the dismissal of your case.**

If filing bankruptcy without an attorney, please read the information regarding *Filing Bankruptcy without an Attorney* at: www.uscourts.gov/services-forms/bankruptcy/filing-without-attorney.

☐ Individual - Series 100 Forms

☒ Non-Individual - Series 200 Forms

Official and Local Bankruptcy Forms are available on the Court's website at: www.ganb.uscourts.gov.

MISSING DOCUMENTS DUE WITHIN 7 DAYS

- ☐ Complete List of Creditors (names and addresses of all creditors)
- ☐ Pro Se Affidavit (signature must be **notarized**, or witnessed by a Court Intake Clerk, accompanied by a picture I.D.)
- ☐ Signed Statement of SSN

Petition Deficiencies:

- ☐ Last 4 digits of SSN
- ☐ Address
- ☐ Statistical Estimates
- ☐ Other:

MISSING DOCUMENTS DUE WITHIN 14 DAYS

- ☒ Statement of Financial Affairs
- ☒ Schedules: A/B D E/ F G H (*separate household of Debtor 2*)
- ☒ Summary of Assets and Liabilities
- ☒ Declaration About Debtor(s) Schedules
- ☐ Attorney Disclosure of Compensation
- ☐ Petition Preparer's Notice, Declaration and Signature (*Form 119*)
- ☐ Disclosure of Compensation of Petition Preparer (*Form 2800*)
- ☐ Chapter 13 Current Monthly Income
- ☐ Chapter 7 Current Monthly Income
- ☐ Chapter 11 Current Monthly Income
- ☐ Certificate of Credit Counseling (*Individuals only*)
- ☐ Pay Advices (*Individuals only*) (*2 Months*)
- ☐ Chapter 13 Plan, complete with signatures (*local form*)
- ☐ Corporate Resolution (*Non-Individual Ch. 7 & 11*)

MISSING DOCUMENTS DUE WITHIN 30 DAYS

- ☐ Statement of Intent – Ch.7 (*Individuals only*)

Ch.11 Business

- ☐ 20 Largest Unsecured Creditors
- ☐ List of Equity Security Holders
- ☐ Small Business - Balance Sheet
- ☐ Small Business - Statement of Operations
- ☐ Small Business - Cash Flow Statement
- ☐ Small Business - Federal Tax Returns

Case filed via:

☒ Intake Counter by:

- ☐ Attorney
- ☐ Debtor
- ☒ Other: Dave Fairclough

☐ Mailed by:

- ☐ Attorney
- ☐ Debtor
- ☐ Other:

☐ Email [Pursuant to Amended and Restated General Order 45-2021, this document was received for filing via email.]

History of Case Association

Prior cases within 2 years:

Signature: _____

Acknowledgment of receipt of Deficiency Notice

JM

FILING FEE INFORMATION

Online Payment for Filing Fee <https://www.ganb.uscourts.gov/online-payments> (not for chapter 13 plan payments)

- ☐ Paid \$ _____
- ☐ Pending Pay.Gov, Paid \$ _____
- ☐ IFP filed (Ch.7 Individuals Only)
- ☐ 2g-Order Granting ☐ 3g-Order Granting 10-day (initial payment of \$ 78 due within 10 days)
- ☐ 2d-Order Denying with filing fee of \$ _____ due within 10 days
- ☒ No Application to Pay in Installments, Order Regarding Unpaid Case Filing Fee.

You may mail documents and filing fee payments (no personal checks or cash accepted) to the address below.
All fee payments and documents filed with the Court must show the debtor's name and bankruptcy case number.

UNITED STATES BANKRUPTCY COURT
75 Ted Turner Drive, SW, Room 1340
Atlanta, Georgia 30303
404-215-1000

Case Number:23-56237

Name: AubynInv Chapter: 7 Division: Atlanta

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- ☐ Small Business - Federal Tax Returns

Case filed via:

☒ Intake Counter by:

☐ Attorney

☒ Debtor

☒ Other: DAVE FAIRCLOTH

☐ Mailed by:

☐ Attorney

☐ Debtor

☐ Other:

☐ Email [Pursuant to Amended and Restated General Order 45-2021, this document was received for filing via email.]

History of Case Association

Prior cases within 2 years:

Signature: Dave Faircloth
Acknowledgment of receipt of Deficiency Notice

JM

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75 Ted Turner Drive, SW, Room 1340

Atlanta, Georgia 30303

404-215-1000